

**Langhorne Borough Council Meeting**  
**May 13, 2026**

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, May 13, 2026. Vice President Haldeman called the meeting to order at 7:00 p.m. and invited those in attendance to pledge allegiance to the Flag.

**IN ATTENDANCE:** Vice President Scott Haldeman; Councilpersons Kate Transue, Sean Mundy, Tim Harris, and Bob Cumming; Mayor Barry Truchil; Junior Council Person Azura Cohen; Chief Kevin Burns; Solicitor Barbara Kirk; Manager Mary Zimmerman; Treasurer Ellyn Schoen; Clerk Gabe Tenaglia

**ABSENT:** President Kathleen Horwatt; Councilperson Paul Schneider; Junior Council Person Lylah Newell

Vice President Haldeman announced that he will be presiding over the meeting in place of President Horwatt.

**ANNOUNCEMENTS:** Mayor Truchil said that the Borough's Comprehensive Plan was discussed at the April 30<sup>th</sup> Visioning Session, led by three members of the Bucks County Planning Commission (BCPC). The primary topic of the meeting was affordable housing, and the BCPC members presented models that they had used in other municipalities. Most were not applicable to the Borough due to its size and limited space, but they did discuss expanding the Borough's commercial sector and solicited feedback from residents in attendance. There was further discussion of some of the issues raised at the session.

**PUBLIC COMMENT:** Don Minnick, Commander of the American Legion Jesse W. Soby Post 148 at 115 West Richardson Avenue, thanked Council and the Langhorne Borough Business Association for their assistance with preparing for the Memorial Day Parade. He announced that this Saturday the Soby Post is replacing 3,200 American flags at the Our Lady of Grace Cemetery and next Thursday afternoon at the Post they are putting up 107 crosses and geraniums to memorialize fallen soldiers. They are also holding a clean-up for the parade on Sunday the 24<sup>th</sup>. Mr. Minnick then asked Council if any members would like to ride in a convertible during the parade. He said anyone who is interested can contact Manager Zimmerman. Mayor Truchil expressed interest in riding in the parade. Mr. Minnick also thanked Chief Burns and the police for their assistance with the parade and Council for their annual parade donation.

Michael Berling, owner of El Limon at the Hicks House at 108 South Bellevue Avenue, said that at the Historic Architectural Review Board (HARB) meeting last week, his application for the removal of a black iron fence for proposed outdoor seating was approved. He presented Council with two different plans for the outdoor seating, one with brick pavers and one with black planter boxes. He had spoken with Manager Zimmerman about potential future regrading of the Hicks House parking lot to address stormwater issues and expressed concern that it could affect his plans for outdoor seating. He asked Council for guidance on how to proceed with filling the space between the building and the pillar where the fence is currently. Vice President Haldeman asked if this will result in loss of parking at the Hicks House, and Mr. Berling said it will not. He and Manager Zimmerman had discussed using movable pavers so space could be made if needed. Councilperson Harris asked how many seats there will be, and Mr. Berling said there will be six total. Councilperson Cumming said that there has been no discussion of any potential stormwater management remediation at the parking lot. Manager Zimmerman said that the property has been surveyed but the findings of that survey are not yet complete. Engineer George DiPersio said that the likelihood of work needing to be done in the vicinity of the proposed outdoor

seating area is very low, but it cannot be ruled out until his office's plan is finalized. He suggested that Mr. Berling coordinate with the Borough engineer before any work requiring a permit is approved so they can review any plan in conjunction with their stormwater management plan for the parking lot. Mayor Truchil suggested doing the work in stages, starting with putting in the tables and chairs. Mr. Berling said that he will prepare a plan and submit it to the Borough office for review and coordinate with the engineer. He thanked Manager Zimmerman for her assistance.

**MAYOR'S REPORT:** Mayor Truchil followed up on traffic concerns raised at the last Council Meeting, particularly on North Bellevue Avenue. He spoke with Bob Hill of the Middletown Country Club, who spoke with his staff about making sure that speed limits are followed and will look into making a sign that reminds golfers who use the course about local speed limits. Mayor Truchil also reached out to K. E. Seifert but has not heard back. There was a suggestion that the Borough install a stop sign on Winchester Avenue by North Bellevue Avenue, which would be difficult as Winchester is a state road. From his conversation with Mr. Hill, it came up that the Borough does not have a list of emergency phone numbers for business owners. Mayor Truchil is developing a list of contact information and will send it to Manager Zimmerman and Clerk Tenaglia. He will also be meeting with Mr. Hill in September to discuss the country club providing parking for residents on North Bellevue. Mayor Truchil then announced that a member of the new District Attorney's transition team approached him about becoming a member of a task force on addressing hate crimes in Bucks County. He expressed interest in joining the task force as long as it does not conflict with prior commitments. He also suggested that residents contact their local representatives and urge them to support allowing local police departments to use radar, which according to Chief Burns is being discussed in Harrisburg. Mayor Truchil also said that more residents need to sign up for Savvy Citizen for it to be useful in emergency scenarios. He asked how many residents are currently using Savvy Citizen and Clerk Tenaglia said that their current subscriber count is 87. Mayor Truchil suggested strategies to encourage residents to download the app including trash bill mailers and Facebook advertising. Manager Zimmerman said that links to download the app have been shared on the Borough website and social media, and the office is planning to advertise Savvy Citizen more widely including at the Memorial Day Parade.

**POLICE CHIEF'S REPORT:** Chief Burns informed Council that on May 4<sup>th</sup>, Pennsbury High School in Falls Township received a threat. The Langhorne Borough Police Department assisted in securing the perimeter so the township could conduct evacuation and reunification operations. He then announced that speed cushions have been installed on North Green Street, West Marshall Avenue, and National Avenue. He said that the Borough has also received a request to install a stop sign at West Watson and Wells Avenues. He does not object but noted that the area does not get a lot of traffic. On May 23<sup>rd</sup>, the Langhorne Borough Police Department will assist Pennndel Borough with their Memorial Day Parade, and in return Pennndel's officers will assist with the Borough parade on May 25<sup>th</sup> along with officers from Hulmeville Borough. This week is National Police Week, and National Police Memorial Day is on Friday the 15<sup>th</sup>, with a service for fallen officers held in Washington, D.C. Monday the 18<sup>th</sup> is Bucks County Police Memorial Day and services will be held in various municipalities, including a large service at Saint Andrew Catholic Church in Newtown. Chief Burns noted that sixteen officers in Bucks County have lost their lives in the line of duty dating back to 1898, with the most recent being in 2022.

**MOTION:** On motion of Councilperson Mundy, seconded by Councilperson Cumming, Council voted 5-0 to approve the April 8<sup>th</sup> Council Meeting minutes and April 23<sup>rd</sup> Work Session minutes.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Transue, Council voted 5-0 to approve payment of the bills.

**MOTION:** On motion of Councilperson Transue, seconded by Councilperson Harris, Council voted 5-0 to approve the event permit applications for the Red White & Blue Dinner on June 14<sup>th</sup> and the Langhorne Borough Business Association Block Party on August 30<sup>th</sup>.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Transue, Council voted 5-0 to approve the April Treasurer's Report.

**ENGINEER'S REPORT:**

**MS4 Project Funding Scenarios & Scope:** Mr. DiPersio spoke about the Borough's PA DCED Watershed Restoration and Protection Program (WRPP) grant application for the retrofit of the basin behind the Methodist Church. The Borough applied last year but did not receive funding, and is applying for two grants, including the WRPP, to fund the project this year. The deadline to submit the WRPP application is the end of May, and Mr. DiPersio asked Council to advise whether the scope of the project should be expanded to include removing the bamboo that has taken over the left side slope of the basin. The Borough had secured multiple estimates from bamboo removal companies last December, which were generally around \$40,000 to remediate that area. The project cost for last year's WRPP grant was estimated at \$160,000; Mr. DiPersio said that the cost this year has increased to \$180,000 without bamboo removal due to increases in the cost of labor and materials and the more detailed plan design. ARRO Consulting is suggesting that the Borough add an additional \$50,000 to that figure if Council elects to move forward with the bamboo removal, bringing the total application amount to \$230,000. Mr. DiPersio's office spoke with the grant authority and explained that if the retrofit is complete but the bamboo remains, it could spread and require the Borough to tear out some of the work that was done. The grant authority stated that the bamboo removal can be included in the scope of the grant request. This would determine the Borough's financial commitment, as the WRPP requires a 15% match. Vice President Haldeman expressed support for the \$230,000 grant scenario and Councilperson Mundy agreed. Vice President Haldeman requested an updated quote for the bamboo removal at the basin, and Mr. DiPersio said that the existing quote is from December of last year, and he was told by representatives of the grant authority that using quotes less than a year old is acceptable. His office could pursue updated quotes but they may not receive them in time to include in the grant application. He noted that the total estimate from New Jersey Bamboo, the bamboo remediation company that appeared to be the most knowledgeable when the Borough solicited estimates last December, was \$43,000 excluding wintertime discounts. Mr. DiPersio said that the Borough must approve a financial commitment and a resolution to submit the WRPP grant, both of which depend on the project scenario the Borough selects. The \$230,000 scenario would require a \$34,500 match.

**MOTION:** On motion of Councilperson Mundy, seconded by Councilperson Transue, Council voted 5-0 to pursue the MS4 Project scenario for \$230,000 including removal of the bamboo.

**MOTION:** On motion of Councilperson Mundy, seconded by Councilperson Cumming, Council voted 5-0 to approve Resolution No. 2026-06: A RESOLUTION OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, DECLARING ITS INTENT TO SUBMIT AN APPLICATION TO THE PENNSYLVANIA COMMONWEALTH FINANCING AUTHORITY FOR APPROVAL OF FUNDS PURSUANT TO THE WATERSHED RESTORATION AND PROTECTION PROGRAM OF PENNSYLVANIA FOR THE BOROUGH'S MS4 SEDIMENT REDUCTION PROJECT.

Mr. DiPersio said that he will speak to Council next month about the PA Department of Environmental Protection (DEP) Growing Greener grant, the other program the Borough will seek funding for the MS4

Project through. It typically requires a 5% match, but the basin spans both the Borough and Middletown Township and the portion in Middletown falls within what the DEP identifies as an environmental justice area, which is exempt from providing a match. ARRO Consulting will seek clarification on the Borough's match requirements in light of this information. Mr. DiPersio said that the Growing Greener grant application deadline is June 22<sup>nd</sup>, and a pre-application meeting must be held by May 29<sup>th</sup>, which his office is scheduling.

**TRAFFIC SAFETY MEASURES:** There was further discussion of the request for a stop sign at Wells and Watson Avenues. Councilperson Mundy said that the intersection does not need a stop sign as it rarely has any vehicle traffic. Manager Zimmerman said that the Borough received two calls from residents saying that drivers do not know what to do at that intersection and it is awkward for pedestrians. One resident said that she was almost run over twice. After further discussion Councilperson Mundy suggested revisiting the matter if there continue to be safety issues at the intersection.

**FIRST BAPTIST CHURCH PARKING AGREEMENT LETTER:** Solicitor Kirk said that the parking agreement letter with the First Baptist Church of Langhorne was approved at last month's meeting for submission with the DCNR Community Conservation Partnerships Program (C2P2) grant for the Mayors' Playground community building. A more formal agreement was drafted for Council's review and comment. Manager Zimmerman said that the agenda item for discussion should be the formal agreement, not the letter. Solicitor Kirk said that if Council is comfortable with the formal agreement, it can be sent to the First Baptist Church for consideration and comment. She noted that there was a prior recommendation that paragraph b on page 2 state that there shall be no parking for access to the Mayors' Playground during church special events, and this will be added. She asked if there are any more revisions Council would like to request before the agreement is sent to the church. There was discussion of hours during which parking is not permitted and Solicitor Kirk said that she did not insert times to allow the church to decide what hours are appropriate. Councilperson Harris noted that the letter of agreement for the C2P2 grant had a section about enforcement of parking restrictions, but such language does not appear in the formal agreement. Solicitor Kirk said that paragraph number 5 states that the Borough shall ensure compliance, but will alter the language to reflect paragraph 3 of the letter agreement stating that the Borough agrees to enforce and maintain compliance with parking restrictions.

**CONSUMPTION OF ALCOHOLIC BEVERAGES AT PERMITTED EVENTS:** Manager Zimmerman had suggested that the Borough's event permit application include guidelines for alcoholic beverages. Solicitor Kirk said that Council could approve events with the serving of alcohol by resolution to ensure compliance with the Borough's alcoholic beverages ordinance. A draft resolution has been shared with Council with the additions highlighted for review. Councilperson Harris asked if the Borough is opening itself up to being held liable if an event with alcohol consumption in public is approved and an incident with an intoxicated person occurs. Solicitor Kirk said that an insurance certificate with the Borough named as an additional insured party is required with the event permit application. Vice President Haldeman asked how the Borough can enforce the two alcoholic beverages per person requirement stated in the draft resolution. Solicitor Kirk said that requirement was taken from a similar resolution from another municipality. Vice President Haldeman said that the number of beverages should not be limited, and Mayor Truchil said that if the Borough's official policy is two beverages per person, it protects the Borough should litigation arise owing to an incident. Solicitor Kirk asked that Council continue to review the resolution and send any proposed revisions to Manager Zimmerman. Chief Burns said that the police will enforce on a case-by-case basis, and there has not been a single incident since he began working for the Borough in 2021. He said that it would not be feasible to enforce a two-drink limit but noted that many establishments limit people with children to two drinks.

**INSURANCE RENEWAL UPDATE:** Manager Zimmerman said that an update on the Borough's insurance renewal package was provided this afternoon by their insurance broker. The Borough's total premium is down 4% from last year, but some areas have increased. There is an option to increase the auto insurance deductible from \$500 to \$1,000 which will provide approximately \$600 in savings. Councilperson Cumming noted that the Workers' Compensation premium also decreased by 13% from last year and the Cyber Liability deductible increased from \$1,000 to \$2,500. Solicitor Kirk explained that Cyber Liability has increased due to increases in hacking incidents. Manager Zimmerman explained that the only item still pending is the premium for the Heart & Lung policy. Last year it increased by \$45 and there is expected to be a similarly small increase this year. The insurance broker estimated around \$40-\$60 and the numbers will likely come in tomorrow. Manager Zimmerman said that a list of the Borough's insured properties was provided and explained that Heritage Farm at 222 North Green Street is not covered under the blanket coverage because it is a rental dwelling, so it has different coverage. Vice President Haldeman asked if the coverage is depreciated value or actual replacement costs and Councilperson Cumming asked Manager Zimmerman to look into it. Vice President Haldeman said that he is in favor of increasing the deductible on the auto insurance to \$1,000. There were no objections. Pat Carr, President of Langhorne Open Space, asked if the insurance coverage for Heritage Farm is only for the house or includes the outbuildings as well. Manager Zimmerman said that outbuildings are covered: a storage building, a garage, and a storage barn. They are listed as separate items. She said that the insured amount for the farmhouse only covers the building, and the renter is required to have insurance for their belongings. Mr. Carr said that the buildings should be reassessed. Manager Zimmerman said that the insurance renews on June 1<sup>st</sup>.

#### **BOARD, COMMITTEE & COMMISSION REPORTS:**

**Planning Commission:** No report.

**Communications Team:** No report.

**Environmental Advisory Committee:** Mayor Truchil said that EAC is looking into becoming a Bird City USA.

**Historic Architectural Review Board:** HARB met on May 6<sup>th</sup> and reviewed the following applications:

- 108 South Bellevue Avenue/El Limon – proposal to remove black iron fence and add planter boxes to create outdoor seating next to the restaurant. Approval recommended subject to brick planter boxes being used to separate the dining area from the parking lot and to extend pavers to match.
- 102 West Maple Avenue/Langhorne Community Memorial Association – proposal to add a handicap ramp for accessibility to the back door under the covered porch. Approval recommended subject to the ramp and railings being white instead of aluminum.
- 136 East Marshall Avenue/Creative Construction & Design Inc. – total exterior renovation of the property including siding, windows, front door, shingles, and a front porch addition. Insufficient information was available to make a recommendation. It was agreed upon by HARB and the applicant that the applicant would submit a materials list by email for the committee's review.

There was discussion of the 136 East Marshall Avenue application, and Vice President Haldeman

confirmed with Councilperson Cumming that the 108 South Bellevue and 102 West Maple applications were approved, while the 136 East Marshall application is pending subject to review of the materials.

**MOTION:** On motion of Councilperson Mundy, seconded by Councilperson Harris, Council voted 5-0 to approve the HARB applications for the removal of the black iron fence and addition of pavers at 108 South Bellevue Avenue and the addition of a handicap ramp at 102 West Maple Avenue.

Mayor Truchil said that the HARB application for 136 East Marshall Avenue was approved subject to the materials, with the windows being the only outstanding item. Solicitor Kirk suggested tabling approval of the application until materials for the windows are provided. Councilperson Cumming explained that the homeowner had put in vinyl windows as an emergency measure to protect the property from vandalism and will change them to appropriate materials. Solicitor Kirk said that Council is not in a position to approve anything without the final materials for the windows. Clerk Tenaglia said that HARB was corresponding with the applicant via email and he did send them the final materials. HARB conferred by email, and Clerk Tenaglia provided a copy of an email with the meeting packet that reflects how the members voted; six approved and one member did not respond. The list was not forwarded to Council. Solicitor Kirk said that HARB is an advisory body and Council gives the approval, but they need to see what is being recommended in order to make a decision. Councilperson Cumming said that the application can be approved at this month's Work Session if the materials list is provided to Council. Clerk Tenaglia said that he will forward the materials list to Council.

**Heritage Farm/Langhorne Open Space:** Mr. Carr said that the Jazz-at-the-Farm concert last weekend was cancelled due to weather concern, but they will be hosting a two-day paper-making workshop this weekend. The spring flea market will be held on May 30<sup>th</sup> and they will be hosting the EAC's Rain Barrel Workshop at the farm on June 6<sup>th</sup>. June 28<sup>th</sup> is the Swingin'-at-the-Farm concert and they are expecting an article about it in the next issue of the Langhorne Ledger. There was some discussion of the bamboo at the Catawissa Nature Preserve.

**Human Relations Commission:** No report.

**Recreation Board:** The Recreation Board did not meet.

**Shade Tree Commission:** Shade Tree did not meet. Councilperson Transue said that the Arbor Day tree planting was moved to April 30<sup>th</sup> and there were around twenty people in attendance with a craft event for children. Transue Tree Service planted the tree at the Revolutionary War Cemetery and added a container to fill with water at the base of the tree. They recommended that it be refilled once a week in the spring and every three days in the summer so the tree survives.

**Zoning/Building Inspection:** Solicitor Kirk said that the main issues were keeping of chickens and bamboo.

**Manager's Report:** Manager Zimmerman submitted her report to Council. There were no questions.

**Solicitor's Report:** No report.

**PUBLIC COMMENT:** Treasurer Ellyn Schoen said that the word "serve" must be defined in the alcoholic beverages resolution. Manager Zimmerman said that this has come up because more people are asking to have alcohol sold at events and there are upcoming events like the Red, White & Blue Dinner on June

14<sup>th</sup> to which people will want to bring their own alcohol. Treasurer Schoen asked if that constitutes being “served,” and Manager Zimmerman said that it does not. Solicitor Kirk said that the simplest solution is to avoid using the word “serve” and use the word “consume” instead. Mr. Carr said that Heritage Farm has a strict no-alcohol policy and asked if allowing it in certain circumstances would invite demands to have alcohol at the farm. Solicitor Kirk said that Langhorne Open Space is an independent organization and can make its own rules and regulations. She said that the Borough’s alcoholic beverages ordinance states that alcohol consumption in public is prohibited, but people have approached the Borough about having alcohol at events. Instead of amending the ordinance, the Borough is instead establishing a process whereby Council can approve alcohol at certain events based on how the ordinance is worded.

Mayor Truchil announced that Linda Salley, co-founder and director of the African American Museum of Bucks County, passed away yesterday.

**EXECUTIVE SESSION:** Council entered into Executive Session at 8:27 p.m. to discuss legal matters. Council returned to public session at 8:49 p.m.

**ADJOURNMENT:** On motion of Councilperson Cumming, seconded by Councilperson Mundy, Council voted 5-0 to adjourn at 8:49 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

**Next Council Meeting: June 10<sup>th</sup>, 2026 at 7:00 p.m.**